



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 18, 2008

TO: Mayor and Councilmembers

FROM: Community Development Department and Public Works Department

SUBJECT: Professional Services For Land Use Database

RECOMMENDATION:

That Council authorize the General Services Manager to increase Purchase Order No. 379563 in the amount of \$13,200, to a total of \$34,200, with Diaz and Associates to assist in completing forecasted future land use databases needed for *Plan Santa Barbara* policy development and environmental review, wastewater pipeline modeling, traffic modeling, and water supply/demand analysis.

DISCUSSION:

Preparing updated City Land Use Databases for existing land use and projected future land use is a necessary component for both analysis and update of City land use policies and associated environmental review, and for accurate public facilities planning.

The Community Development Department has thus far completed, as part of the *Plan Santa Barbara* process, a detailed citywide land use database update for existing land use, and a forecasted 22-year future land use database assuming continuation of historical growth rates and existing land use policies. This extensive effort utilized existing in-house planning and GIS technical staff to the extent feasible, and was supplemented with contracted professional services from land use planner Stephanie Diaz. The funding source for work to date has been *Plan Santa Barbara* budget funds.

Additional forecasted land use databases are required for the *Plan Santa Barbara* project. Specifically, there is a need to evaluate parcels for potential growth in order to develop an estimated Long Term/Full Build-Out scenario, and also to prepare two *Plan Santa Barbara* Alternative Policy scenarios. These scenarios will inform the environmental impact report analysis and policy development for future land use, transportation, public facilities, and sustainability. In addition, these scenarios will provide critical data to City wastewater pipeline modeling to identify areas for future upgrades; traffic impacts and travel demand modeling; and water demand planning.

Because the land use data for future development scenarios is not only needed for the *Plan Santa Barbara* project, but will also be used by Public Works for their planning efforts, funding is proposed to be shared by the two departments. The work performed to date has been funded using budgeted *Plan Santa Barbara* funds. Given the close alignment of this work to future sewer projects, funding for the completion of the task is proposed from the Public Works Department wastewater fund.

BUDGET/FINANCIAL INFORMATION:

Along with in-house planners and GIS technician resources, professional services for land use planning by Stephanie Diaz in the amount of \$21,000 have been expended to date for the Land Use Database Work, using budgeted *Plan Santa Barbara* General Fund resources, which are slated for fee reimbursement over time.

Completion of the Land Use Database work is estimated to require \$13,200 in additional professional services, and is proposed to use wastewater funds. There are adequate funds in the fiscal year 2009 budget to cover this expense.

SUSTAINABILITY IMPACT:

Development of these citywide Land Use Databases is a key factor in the City's *Plan Santa Barbara* and public facilities planning efforts for a more sustainable future. The use of this database for modeling areas needing development related sewer system infrastructure upgrades will prevent overflows and improve service. The database use in transportation modeling will assist in identifying how land use and transportation policies can manage traffic and parking levels, and in evaluating the comparative traffic effects of alternative land use policies. The database use for water supply and demand analysis is needed to update the City's Long-Term Water Supply Plan to ensure that future growth is supported by adequate resources. The database will also be used in the *Plan Santa Barbara* EIR analysis of these and other issues, such as energy and climate change impacts, and waste management. The database will also be an important component in developing "community indicators" for monitoring and adaptive management of land use policies, and the development of a City Climate Change Action Plan, and further energy and public facilities planning efforts.

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